155.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	694,900 / 694,900
					USE VALUE:	694,900 / 694,900
					ASSESSED:	694,900 / 694,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
213		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARRIS PAMELA T/ TRUSTEE
Owner 2:	PARRIS FAMILY TRUST
Owner 3:	
Street 1:	213 WAVERLY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DELGADO HUGO E--ETAL -
Owner 2:	PERALTA CARMEN R -
Street 1:	141 JASON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Aluminum Exterior and 2085 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	274,900		420,000	694,900
Total Card	0.138	274,900		420,000	694,900
Total Parcel	0.138	274,900		420,000	694,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.35 /Parcel: 333.35

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 103195

GIS Ref

GIS Ref

Insp Date 06/30/18

!12160!

PREVIOUS ASSESSMENT

Parcel ID: 155.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	274,900	0	6,000.	420,000	694,900		Year end	12/23/2021
2021	101	FV	265,600	0	6,000.	420,000	685,600		Year End Roll	12/10/2020
2020	101	FV	265,600	0	6,000.	420,000	685,600	685,600	Year End Roll	12/18/2019
2019	101	FV	221,500	0	6,000.	420,000	641,500	641,500	Year End Roll	1/3/2019
2018	101	FV	221,500	0	6,000.	354,000	575,500	575,500	Year End Roll	12/20/2017
2017	101	FV	221,500	0	6,000.	324,000	545,500	545,500	Year End Roll	1/3/2017
2016	101	FV	221,500	0	6,000.	276,000	497,500	497,500	Year End	1/4/2016
2015	101	FV	208,100	0	6,000.	240,000	448,100	448,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:04:09

LAST REV

Date	Time
04/17/19	09:36:18
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12160

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DELGADO HUGO E-	71960-180	1	12/3/2018		711,720	No	No		
	20400-315		2/1/1990		228,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2013	726	Re-Roof	10,436	C				
12/17/2004	1192	Manual	3,000					install rubber roo

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2019	SQ Returned	JO	Jenny O
6/30/2018	MEAS&NOTICE	HS	Hanne S
2/6/2018	Mail Update	EMK	Ellen K
4/30/2014	External Ins	PC	PHIL C
12/15/2008	Measured	345	PATRIOT
12/14/1999	Inspected	243	PATRIOT
11/24/1999	Measured	270	PATRIOT
2/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	103195
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW W/ RED BRIC		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.30420566
Const Adj.:	1.00289965
Adj $ / SQ:	143.879
Other Features:	93500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	398363
Depreciation:	123493
Depreciated Total:	274870

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M

Totals		
1	7	4

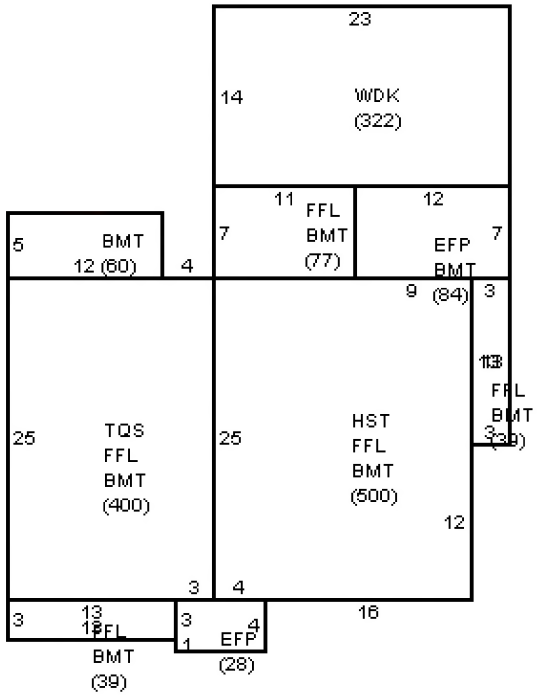
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	143.88
Special Features:	0	Val/Su Net:	84.90
Final Total:	274900	Val/Su SzAd	171.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,199	54.390	65,209
FFL	First Floor	1,055	143.880	151,792
WDK	Deck	322	9.130	2,941
TQS	3/4 Story	300	143.880	43,164
HST	Half Story	250	143.880	35,970
EFP	Enclos Porch	112	51.680	5,788

Net Sketched Area:	3,238	Total:	304,864
Size Ad	1605	Gross Area	3588	FinArea	2085
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

155.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	